

**MARY F. EVANS**  
Register of Wills - Recorder of Deeds  
Clerk of Orphans' Court Division  
Court of Common Pleas of Susquehanna County  
PO BOX 218  
MONTROSE, PA 18801-0218

(570) 278-4600



SUSQUEHANNA COUNTY COURT HOUSE  
MONTROSE, PENNSYLVANIA

Instrument Number - 201312843

Recorded On 10/8/2013 At 11:11:39 AM

\* Total Pages - 6

\* Instrument Type - DEED

Invoice Number - 153482

\* Grantor - SUSQUEHANNA REAL ESTATE 1 CORPORATION

\* Grantee - MAYE, TIMOTHY J

\* Customer - RAYMOND DAVIS

\* FEES

STATE TRANSFER TAX	\$40.00
STATE WRIT TAX	\$0.50
STATE JCS/ACCESS TO JUSTICE	\$23.50
RECORDING FEES - RECORDER OF DEEDS	\$14.00
AFFORDABLE HOUSING	\$13.00
COUNTY IMPROVEMENT FEE	\$2.00
RECORDER IMPROVEMENT FEE	\$3.00
ELK LAKE SCHOOL REALTY TAX	\$20.00
DIMOCK TOWNSHIP	\$20.00
TOTAL PAID	\$136.00

This is a certification page

**DO NOT DETACH**

This page is now part  
of this legal document.

RETURN DOCUMENT TO:

TIMOTHY J MAYE  
1059 CARTER RD  
MONTROSE, PA 18801

I hereby CERTIFY that this document is recorded in the  
Recorder's Office of Susquehanna County, Pennsylvania.



*Mary F. Evans*  
MARY F. EVANS  
RECORDER OF DEEDS

\* - Information denoted by an asterisk may change during  
the verification process and may not be reflected on this page.

002PBI



# **THIS DEED,**

**MADE THE** 26<sup>th</sup> day of September A.D., 2013, between the Corporation by the name, style and title of **SUSQUEHANNA REAL ESTATE I CORPORATION**, a Delaware Corporation organized and existing under the laws of the State of Delaware, with its principal place of business at 840 Gessner Road, Suite 1400, Houston Texas 77024, hereinafter called,

GRANTOR,

AND

**TIMOTHY J. MAYE and DEBORAH L. MAYE, his wife**, of 1059 Carter Road, Montrose PA 18801, as tenants by the entirety, hereinafter called,

GRANTEES

**WITNESSETH**, that the said **SUSQUEHANNA REAL ESTATE I CORPORATION**, for and in consideration of the sum of **FOUR THOUSAND and 00/100 (\$4,000.00) DOLLAR S**, lawful money of the United States, to it in hand paid by the said **TIMOTHY J. MAYE and DEBORAH L. MAYE, his wife**, at the time of the execution hereof, the receipt whereof is hereby acknowledged, has granted bargained, sold, aliened, enfeoffed, released and confirmed, and by these Presents, does grant, bargain, sell alien, enfeoff, release and confirm unto the said **TIMOTHY J. MAYE and DEBORAH L. MAYE, his wife**, their Heirs and Assigns.

**ALL** that certain lot, parcel or tract of land situate in **Dimock Township**, Susquehanna County, Pennsylvania, bounded and described as follows:

**BEGINNING** at a point in the center of Township Road 516, said point of beginning being on the common boundary line of lands now or formerly of Zujkowski and Caterson, Fray and Snyder and being the most southerly corner of lands herein described; thence leaving the center of Township Road 516 and along lands now or formerly of Zujkowski North Seventy-One (71) degrees Two (2) minutes Twenty-One (21) seconds West Seven Hundred Thirty-Four and Seventy-Seven Hundredths (734.77) feet to a point on the common division line of Lot 2 and Lot 6; thence along the common division line of Lot 2 and Lot 6 North Twenty-One (21) degrees Seven (7) minutes Twenty-Nine (29) seconds East Two Hundred and Zero Hundredths (200.00) feet to a point on the common division line of Lot 5 and Lot 6; thence along the common division line of Lot 5 and Lot 6 South Seventy-Five (75) degrees Forty-One (41) minutes Twenty-Three (23) seconds East Six Hundred Seventy and Sixty-One Hundredths (670.61) feet to a point in the center of Township Road 516; thence along the center of Township Road 516 the following two (2) courses and distances: 1) South Six (6) degrees

*Eighteen (18) minutes Zero (0) seconds West Ninety-Seven and Seventy-Nine Hundredths (97.79) feet to a point; and 2) South Five (5) degrees Forty-Three (43) minutes Zero (00) seconds West One hundred Sixty-Three and Sixteen Hundredths (163.16) feet to the point and place of BEGINNING.*

**BEING** those same premises conveyed to Craig A. Sautner and Julia I. Sautner, his wife, by Andrew Nunez and Jacqueline T. Nunez, his wife, by deed dated April 11, 2008 and recorded in Susquehanna County Deed Book Inst. No. 200804525.

**ALSO BEING** the same premises conveyed by Craig A. Sautner and Julia I. Sautner, his wife, to Susquehanna Real Estate I Corporation, by deed dated August 30, 2012 and recorded in Susquehanna County Instrument No. 201210485.

**UNDER AND SUBJECT**, nevertheless, to the following conditions and restrictions to which the hereby granted lot or piece of ground shall be and forever remain subject:

1. No building hereafter erected on said lot shall be erected as or for or used or occupied as a residence or dwelling for human habitation. However, a garage, barn or pool or outbuilding or driveway may be placed on said premises.

2. That Susquehanna Real Estate I Corporation, its successors and assigns shall have a permanent easement of ingress, egress and regress for the purpose of inspection, water sampling, maintenance, and repairs to the drilled water well on the above described premises.

3. And the grantee, for themselves, their heirs and assigns, by acceptance of this indenture, agrees with the grantor, its successors and assigns, that said restrictions and conditions shall be covenants running with the land, and that in any deed of conveyance of said premises or any part thereof to any person or persons, said restrictions and conditions shall be incorporated by reference to this indenture and the record hereof or as fully as the same are contained herein.

**UNDER AND SUBJECT** to a certain Oil and Gas Lease given to Cabot Oil and Gas Corporation by Craig A. Sautner and Julia I. Sautner, his wife, dated June 2, 2008 and recorded August 20, 2008 in Susquehanna County Deed Book Inst. No. 200812513.

**EXCEPTING AND RESERVING** to the Grantor all oil, gas and minerals underlying the above-described land.

**UNDER AND SUBJECT** to a Declaration of Pooling and Unitization Baker #1 Well as described in Susquehanna County Deed Book Inst. No. 200902598 and a Declaration of Pooling and Unitization Gesford Unit NO. 7 as described in Susquehanna County Deed Book Inst. No. 201001782.

**THIS** parcel subject to any and all rights-of-way, easements, and/or agreement, that may be over and across, or under the same, whether visible or invisible, or that may be of record for said premises.

**HAZARDOUS WASTE** is not being disposed of, nor has it ever been disposed of on the property conveyed herein by the Grantors or to the Grantors' actual knowledge.

**TOGETHER** with all and singular the buildings, privileges, hereditaments and appurtenances, whatsoever thereunto belonging or in anywise appertaining, and the reversions and remainders, rents issues profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of it, the said **SUSQUEHANNA REAL ESTATE I CORPORATION**, either in law or equity, of, in and to the same

**TO HAVE AND TO HOLD** the said message or tenement and lot or piece of ground above described, hereditaments and premises hereby granted, bargained and sold or mentioned, or intended so to be, with the appurtenances, unto the said **TIMOTHY J. MAYE and DEBORAH L. MAYE, his wife**, their Heirs and Assigns, to and for the only proper use and behoof of the said

**TIMOTHY J. MAYE and DEBORAH L. MAYE, his wife**, their Heirs and Assigns, forever

**AND** the said party of the first part for itself and its successors, does hereby covenant and agree to and with the said **TIMOTHY J. MAYE and DEBORAH L. MAYE, his wife**, their Heirs and Assigns, thereof

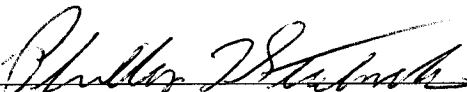

the said party of the first part and its successors, all and singular the said hereby granted premises, with the appurtenances, unto the said **TIMOTHY J. MAYE and DEBORAH L. MAYE, his wife**, their Heirs and Assigns, against it the said party of the first part and its successors, and against all and every other person and persons whomsoever lawfully claiming or to claim the same or any part thereof.


**SHALL AND WILL WARRANT** and forever defend by these Presents.

**IN TESTIMONY WHEREOF**, the said **SUSQUEHANNA REAL ESTATE I CORPORATION**, has caused this Indenture to be signed by its Vice President, Phillip L. Stalnaker, attested by its Assistant Secretary and affixed hereunto the common and corporate seal of the said Corporation, that the seal affixed hereto is the seal of said Corporation, that it was so affixed by order of the Board of Directors of said Corporation, and that they signed their names hereto by like order, the day and year first above written.

*Signed, Sealed and Delivered  
in the presence of*

**SUSQUEHANNA REAL ESTATE I CORPORATION**

By:   
Phillip L. Stalnaker, Vice President 

Attest:   
Jeffrey L. Keim, Assistant Secretary

(Corporate Seal)

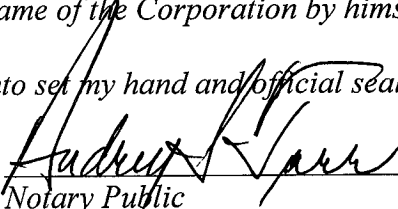
**STATE OF PENNSYLVANIA      }**

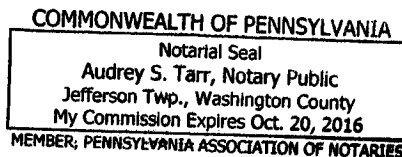
**SS.**

**COUNTY OF ALLEGHENY      }**

On this, the 1<sup>st</sup> day of October A.D., 2013, before me, a  
Notary Public, the undersigned officer, personally appeared Phillip L. Stalnaker  
who acknowledged himself to be the Vice President of **SUSQUEHANNA REAL ESTATE I  
CORPORATION** and that he being authorized to do so, executed the foregoing instrument for the  
purposes therein contained by signing the name of the Corporation by himself as President.

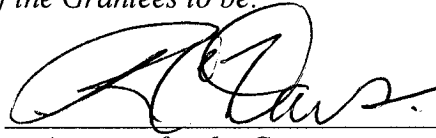
**IN WITNESS WHEREOF**, I hereunto set my hand and official seal.

  
Notary Public  
My Commission Expires:



*I hereby certify the precise address of the Grantees to be:*

*1059 Carter Road  
Montrose, PA 18801*

A handwritten signature in dark ink, appearing to read 'R. Davis', is written over a horizontal line.

*Attorney for the Grantor*

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***LAW OFFICES OF RAYMOND C. DAVIS  
790 ERIE AVENUE, SUSQUEHANNA PA 18847***